



FAIRFAX  
COUNTY

# STAFF REPORT

V I R G I N I A

## PROPOSED ZONING ORDINANCE AMENDMENT

Portable Storage Containers

### PUBLIC HEARING DATES

**Planning Commission**

May 25, 2006 at 8:15 p.m.

**Board of Supervisors**

June 26, 2006 at 4:00 p.m.

**PREPARED BY  
ZONING ADMINISTRATION DIVISION  
DEPARTMENT OF PLANNING AND ZONING  
703-324-1314**

May 1, 2006

JER



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For additional information on ADA call 703-324-1334 or TTY 711 (Virginia Relay Center).

## **STAFF COMMENT**

The proposed amendment is on the Priority 1 list of the 2006 Zoning Ordinance Amendment Work Program and is in response to a request made by the Board of Supervisors to examine the regulations pertaining to portable storage containers. The purpose of the proposed amendment is to identify three distinct forms of portable storage and to indicate permitted locations and other conditions under which they may be allowed in certain zoning districts. The proposed amendment addresses (a) portable storage containers that are used primarily on residential properties, (b) portable 'cargo' style containers that are typically used on commercial property, and (c) 'roll-off' containers that are used for the collection of construction and other debris.

### **Current Zoning Ordinance Provisions**

A portable storage container use is not currently defined in the Zoning Ordinance. Given that there is no distinction made for storage containers that are designed for portable use and other accessory storage structures (sheds), portable storage containers are currently regulated in the same manner as sheds. This would include portable box-like containers that are commonly used on residential properties and, typically, larger cargo style containers that are commonly found on commercial properties. Each of the above style containers is fully enclosed and lockable. Although somewhat similar, a portable storage container is different from an open-top style container that is typically used for collecting debris. Under the Zoning Ordinance, such open-top style containers are deemed solid waste and recycling storage containers and are subject to regulations that are different than those which apply to accessory storage structures.

Under current Zoning Ordinance regulations, an accessory storage structure is not permitted within a front yard, except on lots that contain greater than 36,000 square feet of land area. On all lots an accessory storage structure may not be placed within a minimum required front yard. Accessory storage structures that exceed 8½ feet in height can not be located in any minimum required side yard or closer than a distance equal to its height to the rear lot line. Accessory storage structures that do not exceed 8½ feet in height may be located in any part of any side or rear yard. Additional location regulations apply when such containers are located on a corner lot. Current Zoning Ordinance regulations do not provide for any exceptions for portable storage that is used on a temporary or short-term basis. Portable storage containers by definition contain gross floor area (GFA) and, therefore, the GFA of such structures must be included in the floor area ratio (FAR) calculations for any zoning district or use that is subject to FAR limitations.

A roll-off debris container is also not currently defined in the Zoning Ordinance. A roll-off container that is used for debris storage is currently regulated in accordance with Par. 11 of Sect. 10-104 of the Zoning Ordinance. Under this paragraph, solid waste and recycling storage containers may be located in any yard, provided that any container located in a minimum front yard shall be located no closer than 15 feet to a front lot line and shall be screened from view from the abutting street by either

plantings or solid fencing. In addition, such containers shall not be located in any required parking space, driveway, parking aisle, open space or landscaped area. It is noted, however, that long-standing practice has permitted roll-off debris containers to be located in any yard of a residentially developed lot for a period of time that is consistent with a current Building Permit, as long as such permit is diligently being pursued. The Virginia Department of Transportation does not permit roll-off debris containers, or any other type of portable storage container, to be located within the public right-of way.

### **Background**

At their February 9, 2004 meeting, the Board of Supervisors requested that staff review how portable storage units are being used on residential properties and to provide recommendations for amending the Zoning Ordinance to assure that these units are used appropriately in residential neighborhoods. The Board's motion also requested staff to consider the issue of portable storage containers in commercial districts and the enforcement of time limitations on large refuse containers used in residential areas in conjunction with home construction, remodeling and/or debris clean-up activities. The Board's request comes in response to increasing portable storage activity on both residential and commercial properties.

### ***Portable Storage Containers on Residentially Zoned and Developed Lot***

Portable storage for residential use is a recent phenomenon that has proliferated, in large part, due to the marketing of national providers that deliver and pick-up box-like storage containers to residential customers. Portable residential storage containers are delivered to the user by truck. In the case of at least one nationally-based provider, such deliveries are made by a customized vehicle that deposits and removes the portable containers by a unique hydraulic lift system. The portable containers vary in size, but are generally no larger than 8 feet tall, 16 feet long and 8 feet wide. A number of smaller sized containers are also available. The containers are typically used for storing household items that are either being moved to another location or are being stored temporarily on-site while house repairs/renovations are conducted. Surveys of providers and observations of use around the County indicate that these portable containers are typically used for brief periods of time (less than two weeks) prior to their removal. Due to container size and site accessibility, most container placements are in front yards, typically on driveways.

Currently, the Zoning Ordinance does not specifically recognize portable storage containers and, as such, the locations on a lot in which a portable container may be located are determined in accordance with regulations that control the location of freestanding accessory storage structures (sheds), as described above.

### ***Portable Storage Containers on Non-Residentially Developed Lots***

In recent years, staff has observed the increased use of portable storage containers on lots that are used for commercial purposes. The type of container that is most often used on these properties is

different than what is used for residential purposes. What is commonly found on commercial properties is a cargo shipping container that is 320 square feet (8 feet tall, 8 feet wide and 40 feet long) in size. Smaller, but similarly designed, containers have also been observed. Cargo style containers have traditionally been used for shipping materials via rail, sea and air. When used on commercial properties, these containers are most commonly used to store 'overflow' retail merchandise. In some cases, merchandise is sold directly from the cargo containers. It is not unusual to find a number of such storage containers located in the parking lot areas of large retail stores. Staff investigations indicate that commercially used storage containers are often used for extended periods of time. Merchandise is delivered to commercial properties in cargo containers where they serve to augment the storage capacity of the principal on-site structure(s). The presence of these containers on commercial properties raises the question of whether these containers should be permitted on the property provided that such containers do not cause the buildings on the site to exceed the allowable gross floor area and are not located in required parking, loading or open space areas. Further questions arise which include whether screening should be provided for portable commercial storage containers, and how many and what size containers should be permitted. Compliance with previous zoning, development plan, special permit and special exception approvals may also be at issue on certain lots.

As mentioned above, current Zoning Ordinance regulations indicate where accessory storage containers may be located on a lot. The current use of such containers is subject to the location regulations indicated above, the applicable FAR limitations of the district in which located and the site plan provisions. In addition, all storage containers that contain 150 square feet or greater are subject to the Building Code provisions and require a Building Permit. Given that these cargo-style containers are typically 320 square feet in size, a Building Permit is required.

### ***Roll-Off Debris Containers***

Roll-off debris containers are used on a wide variety of properties for the temporary storage of debris material; often such debris is associated with construction activity. Roll-off debris containers are generally designed as open-topped metal boxes. They typically contain wheels so they can easily be 'rolled-off' a flatbed truck. Industry provides roll-off debris containers in a variety of standard sizes ranging between 10 and 40 cubic yards and from 10 to 40 feet in length.

For use on residential property, roll-off debris containers are often placed on a lawn or on a driveway. They are used to store various types of debris to include construction waste and yard waste. Typically, they are used in conjunction with construction activities that require the issuance of a Building Permit. In such cases, the containers provide a useful and appropriate function of storing construction material waste that might otherwise litter a lawn or driveway.

According to long-standing practice, roll-off debris containers have been allowed in all zoning districts when such use is in conjunction with an active Building Permit and construction activity is diligently being pursued. Under most circumstances, roll-off debris containers are not permitted on residentially zoned and developed lots when such use is not associated with an active Building Permit.

However, in cases where the removal of large amounts of trash and/or debris from a property has been necessary, roll-off debris containers have been allowed on residential properties for short time periods to accommodate the desired clean-up activity.

### **Proposed Amendment**

Due to the unique nature of portable storage uses, staff believes that it is appropriate to clearly distinguish these uses from other accessory storage uses. Accordingly, staff is proposing new regulations to address portable storage container use on both residential and nonresidential properties. A third category of portable storage specifically recognizes portable storage containers that are used for construction and other debris.

### ***New Definitions***

The proposed amendment introduces two new definitions to the Zoning Ordinance for the purpose of recognizing and distinguishing between two specific types of portable storage. The proposed amendment adds the term ‘Portable Storage Container’ in order to recognize a fully enclosed storage container that is specifically designed for portable use. Such containers can be represented by a variety of sizes, however all such containers are purpose-built for mobile use. Under the proposed definition, the trailer portion of a tractor trailer is considered a portable storage container due to its function, which can be indistinguishable from other portable storage containers when such units are disengaged from a transport (tractor) vehicle. Its inclusion in the proposed portable storage container definition addresses the fact that such trailer units are commonly used for on-site storage purposes. A second definition is added to recognize the unique function of a portable, open-topped, roll-off debris container. Such containers have the specific design purpose of holding debris material, are made with heavy-duty metal construction, and are designed for mobile use.

### ***Portable Storage Containers (Residentially Zoned and Developed Lots)***

The use of portable storage containers on residentially zoned and developed lots requires that attention be given to a number of issues, including the permitted size, numbers of units, signage and period of use.

Because portable storage containers must be placed in a location where they can be readily loaded and unloaded from trucks and are accessible to users for short-term storage purposes, they are frequently placed in a front yard or driveway. Such placements can have adverse impacts on adjacent properties. According to industry reports, most portable storage containers are leased for two weeks or less and are used for household item storage during home construction or when moving.

The majority of portable storage containers used for residential purposes are used on single family detached lots. However, such use has also been observed in Fairfax County in association with single family attached dwellings (townhouses) and multiple family developments. Given the small size of

a typical townhouse lot and the adverse impacts of such portable storage containers on nearby properties, staff believes that it is inappropriate to allow portable storage containers in any yard of single family attached lots. Staff also believes that it is inappropriate to allow portable storage containers in multiple family developments given the proximity of dwelling units to each other and the adverse impacts portable storage containers could have on other residents of a multiple family development.

Given the nature of the use and the need to balance benefits of the user against potential adverse impacts to adjacent property owners, staff believes that it would be appropriate to permit portable storage containers to be placed in the front yards of single family detached lots under certain limited conditions. It is believed that the time period for such storage should not exceed 30 days within any six month period. Staff considers this period to be reasonable and sufficient to accommodate either moving needs or short-term home repair/improvement projects. Longer-term storage needs can be appropriately accommodated through off-site storage. It is noted that most providers offer the option of storing the containers at an off-site location. It is believed that a maximum of two containers should be permitted, not to exceed a cumulative gross floor area (GFA) of 130 square feet and 8½ feet in height. The proposed size limitation would accommodate the largest container from the industry leading provider of residential portable storage containers or two smaller sized units from another popular national provider. It is believed that limiting temporary portable storage to no more than 130 square feet and 8½ feet in height, in conjunction with the time limitation, will minimize the potential negative visual impacts to neighboring properties and as viewed from either the street or sidewalk. These limitations can be effective while still accommodating the storage needs of the resident.

It is also believed appropriate to allow such structures in any side or rear yard pursuant to the same restrictions as storage sheds. Sheds as tall as 8½ feet can be located anywhere in a side or rear yard, and sheds greater than 8½ feet in height cannot be located in a minimum required side yard and must be setback a distance from the rear lot line that is equal to its height. Because portable storage containers are similar in form and function to sheds, it is believed appropriate to regulate them in the same manner as sheds in side and rear yards.

It is also deemed appropriate to prohibit portable storage containers from being placed in required off-street parking spaces, open space or landscaped area, or on a public sidewalk or trail. Such containers should also be located outside the sight distance triangle, which, as provided under Sect. 2-505 of the Zoning Ordinance, is designated for the purpose of preventing obstructed views of motorists within rights-of-ways that abut corner lots. Such prohibitions are considered appropriate to ensure that portable storage containers do not occupy any required parking, open space or landscaped areas, do not obstruct movement on trails or sidewalks, and to prevent potential traffic hazards that might develop due to obstructed views.

Staff recognizes that industry providers typically affix identifying signs to their units. While this is understandable, staff does not believe that these units should serve as 'billboard' advertising for the company while placed on residential property. Therefore, staff believes that the cumulative sign area on all portable storage containers should not exceed 4 square feet, and any signage should be restricted to

identify only the provider of the storage container and should not include the advertisement of any other product or service. Restricting signage on portable storage containers in this manner should help to preserve the residential character of a neighborhood and minimize visual clutter. Under current Zoning Ordinance provisions, temporary signs advertising the contractor that is performing home improvements to individual single family dwellings are permitted, provided the signs are removed within seven days after the home improvement is completed. Home improvement contractor signs are limited to one sign per dwelling unit and a maximum sign area of four square feet. In addition, any such home improvement sign may identify the contractor, architect or firm associated with the home improvement, but shall not include any advertisement of any product. The proposed portable storage container signage provisions are generally consistent with the temporary signage that is allowed for home improvement contractors. Because there may be more than one portable storage container on a property as currently proposed, it may be appropriate to allow more than one sign provided that the cumulative sign area for all signs on portable storage containers does not exceed four square feet.

### ***Portable Storage Containers (Non-Residentially Developed Lots)***

As previously noted, the portable storage containers that are used on non-residentially developed lots are typically different in size, appearance and use than those used on residential properties. Whereas the storage containers on residentially developed lots are temporary in nature, those used on non-residentially developed lots are typically intended for long term use. They are commonly used to increase the merchandise storage capacity of the business, thereby providing a cost effective alternative to constructing a permanent building addition.

The proposed amendment would allow portable storage containers on all commercially and industrially zoned lots, within the commercially developed portions of P districts and on residentially zoned lots that contain non-residential uses, in accordance with certain conditions. Portable storage containers that constitute a principal use, under the category of a storage yard, mini-warehousing establishment or a motor freight terminal, would be subject to the regulations that apply to the district in which they are located and would not be subject to the proposed limitations for portable storage containers. Currently, the Zoning Ordinance allows a mini-warehousing establishment use in the C-8 District with special exception approval by the Board of Supervisors. Storage yards may be established by-right in the I-5 or I-6 Districts. A motor freight terminal use is permitted by-right in the I-4, I-5 and I-6 Districts.

As previously noted, the floor area of the storage container constitutes gross floor area as defined under the Zoning Ordinance. Staff believes that it is appropriate to limit the number and size of portable storage containers on non-residentially developed properties based on the size of the building(s) such containers serve. It is recommended that a progressive scale approach be used in order to create equity for a range of properties so that there is proportionality between allowable portable storage area and principal building size. This approach is generally consistent in principal with the minor modification provisions that currently exist for building additions to previously approved proffered conditions, development plans, special exceptions and special permits. The proposed

approach differs from the minor modification provisions in that it accommodates a greater number of incremental changes in principal use building size. Given that a typical commercial storage container is 320 square feet in size and assuming that it is appropriate to allow one portable storage container on any lot, the proposed amendment would allow at least one 320 square foot portable storage container on any lot. Under any circumstance, the placement of portable storage containers on a lot cannot result in a FAR that exceeds that permitted by the zoning district in which located. As proposed, the sum total area of all portable storage containers that may be located on a property accessory to a principal use would be limited in accordance with the following table. As indicated above, these restrictions are not applicable to properties that are located in a zoning district that permits storage yards or mini-warehousing when such is located on the property as a principal use.

<b>Relationship of Allowable Portable Storage Units/Area to Principal Use Gross Floor Area (GFA)</b>		
<b>Total GFA of Principal Use (sq. ft.)</b>	<b>Maximum Portable Storage Container Size (sq. ft.)</b>	<b>Equivalent # of Allowable Portable Storage Units @ 320 sq. ft./Unit</b>
0 to 9999	320	1
10,000 to 19,999	640	2
20,000 to 34,999	960	3
35,000 to 49,999	1280	4
50,000 to 74,999	1600	5
75,000 to 99,999	1920	6
100,000 to 149,999	2560*	8

\* Additional portable storage container square footage shall be permitted in increments of 1280 square feet with each additional 50,000 square feet of gross floor area of principal uses. Accordingly, up to 3840 square feet of gross floor area of portable storage container uses shall be permitted with a principal use containing 150,000 square feet of gross floor area (GFA) and 5120 square feet of portable storage container uses shall be permitted with a principal use containing 200,000 square feet of GFA.

As the size of a principal use increases there is a corresponding increase in allowable portable storage use area. The intent of a progressive scale is to minimize the impacts that might otherwise occur if greater portable storage bulk were permitted on smaller properties. Staff believes that, as the size of a principal use increases, greater amounts of portable bulk storage can be accommodated without negatively impacting the neighboring community. As previously stated, at least one 320 square foot



container would be permitted on any lot. However, it should be understood that the placement of a standard 320 square foot, portable container on a small lot may not be possible given that such container cannot be placed in any required parking, open space or transitional screening area.

To be consistent with existing storage shed location regulations, the proposed amendment further restricts portable storage containers from being located (1) in any minimum required front yard on any lot or (2) in any front yard on any lot containing 36,000 square feet or less. The proposed amendment also prohibits placing portable storage containers in any required off-street parking space, transitional screening, landscape or open space area or on a public sidewalk or trail. Portable storage containers must also be located outside the sight distance triangle on corner lots to avoid creating a potential hazard to the motoring public. Because, by Zoning Ordinance definition, portable storage containers contain GFA and many of the parking requirements contained in Article 11 of the Zoning Ordinance are based on GFA (including the retail parking rate), parking must be provided for the portable storage containers based on the amount of GFA they contain if the minimum required parking rate for the principal use that these containers serve is based on GFA.

In order to reduce the visual impacts of such containers on nearby residents, staff believes that it is appropriate to require screening for portable storage containers when such container is located in any yard that abuts or is across the street from a residentially zoned or residentially developed property. Under such conditions, an 8 foot tall fence, wall, berm, hedge or combination thereof shall be provided. The proposed screening requirements are consistent with the screening that is required for mobile and land-based telecommunications equipment cabinets that are permitted by right. Specific screening for portable storage containers would be in addition to any transitional screening that may be required on a given property. Staff believes it appropriate to require this screening in addition to any transitional screening or parking lot landscaping that may exist on the property because there are many instances where required transitional screening and/or parking lot landscaping has either been modified or waived, or the property was constructed prior to the current transitional screening or parking lot landscaping regulations.

Finally, the proposed amendment contains provisions that would limit the amount of signage that would be permitted on portable storage containers. To minimize visual clutter and to prevent an excess of advertisement, staff proposes that a maximum of 2 signs be allowed on each container, with each sign limited to a maximum of 4 square feet of sign area. Further, such signs shall only identify the provider of the portable storage container and shall not include advertisement of any other product or services.

### ***Roll-Off Debris Containers***

The proposed amendment provides for a roll-off debris container to be located in any yard as long as its placement is in conjunction with an active Building Permit and any associated construction work is diligently being pursued. This is consistent with current long-standing administrative practice and recognizes that certain construction projects would be impractical without the use of roll-off debris containers. Staff's proposal also recognizes that roll-off debris containers must be placed in a location

where they can be readily loaded and unloaded; such circumstances often require the placement to be located in a front yard, driveway or parking area. The proposed amendment would allow roll-off debris containers, used in association with a construction project, to be located in any yard provided that there is an active Building Permit and the associated construction work is diligently being pursued.

There are, however, times when it may be desirable to allow the placement of roll-off debris containers on a property for the removal of yard and other debris from the property. In many instances, such activity does not require a Building Permit. Staff, therefore, believes it appropriate to permit a roll-off debris container for as many as 30 days within any consecutive six month period for the removal of yard debris and other materials from the property when such activity does not require a Building Permit. This is consistent with the proposed time limitation for portable storage containers on a single family detached lot. For lots that are developed with single family detached dwellings, staff believes it appropriate to restrict the use of roll-off debris containers to one unit that does not exceed 40 cubic yards. Staff believes that a 40 cubic yard capacity portable storage container would be adequate and appropriate to support construction, repair, and clean-up projects for these properties.

Finally, staff believes that it is appropriate to assure that roll-off debris containers do not occupy any required parking, open space, transitional screening or landscape areas, and do not obstruct movement on trails or sidewalks. The proposed amendment prohibits placing roll-off containers in any of these areas and, for safety purposes, further restricts such containers from being placed within the sight distance triangle.

### **Summary**

In summary, the proposed amendment is intended to recognize and make distinctions between specific portable storage container uses and provide conditions for their appropriate use. The proposed amendment provides new definitions for portable storage containers and roll-off debris containers in order to distinguish how these portable containers are used differently from more conventional storage structures. The proposed amendment provides for conditional portable storage container use on residential, commercial and industrial property. It also provides conditions under which roll-off debris containers may be used. It is staff's belief that the proposed amendment strikes a fair balance between the appropriate use of portable storage containers and the protection of nearby properties. Therefore, staff recommends approval of the proposed amendment with an effective date of 12:01 AM on the day following adoption.

## PROPOSED AMENDMENT

*This proposed Zoning Ordinance amendment is based on the Zoning Ordinance in effect as of May 1, 2006 and there may be other proposed amendments which may affect some of the numbering, order or text arrangement of the paragraphs or sections set forth in this amendment, which other amendments may be adopted prior to action on this amendment. In such event, any necessary renumbering or editorial revisions caused by the adoption of any Zoning Ordinance amendments by the Board of Supervisors prior to the date of adoption of this amendment will be administratively incorporated by the Clerk in the printed version of this amendment following Board adoption.*

**Amend Article 20, Ordinance Structure, Interpretations and Definitions, Part 3, Definitions, by adding the following new definitions in their proper alphabetical order:**

PORTABLE STORAGE CONTAINER: A purpose-built transportable, fully enclosed, box-like container that is designed for temporary storage of materials and/or equipment. Such containers are uniquely designed for their ease of loading to and from a transport vehicle. For the purposes of this Ordinance, the trailer portion of a tractor trailer shall be considered a portable storage container when expressly used for the purpose of on-site storage.

ROLL-OFF DEBRIS CONTAINER: An open-top metal box used for the containment of construction or demolition debris, yard waste, or other similar waste and/or debris items. Such containers generally range in size between ten (10) and forty (40) cubic yards and between three (3) and six (6) feet in height and are commonly transported by flatbed truck.

**Amend Article 10, Accessory Uses, Accessory Service Uses and Home Occupations, Part 1, Accessory Uses and Structures, as follows:**

- **Amend Sect. 10-102, Permitted Accessory Uses, by adding new Paragraphs 18, 22 and 25 in their correct alphabetical sequence, renumbering the subsequent paragraphs accordingly, and by revising renumbered Par. 28, all to read as follows:**

Accessory uses and structures shall include, but are not limited to, the following uses and structures; provided that such use or structure shall be in accordance with the definition of Accessory Use contained in Article 20.

18. Portable storage containers, subject to the following limitations:

A. On residentially zoned and developed lots:

- (1) Portable storage containers shall be permitted only on lots containing single family detached dwellings.
- (2) A maximum of two portable storage containers not exceeding a cumulative gross floor area of 130 square feet shall be permitted within the front yards of any lot.
- (3) All portable storage containers located in a front yard shall not exceed eight and one-half (8½) feet in height.
- (4) A portable storage container shall be permitted in any front yard for a period not to exceed thirty (30) days within any consecutive six (6) month period.
- (5) Portable storage containers located in a rear or side yard shall be located in accordance with Par. 10 of Sect. 104 below.
- (6) No portable storage container shall be located in any required parking space, open space or landscaped area or on any sidewalk or trail. Such containers shall also be subject to the provisions of Sect. 2-505.
- (7) Signage may be provided on portable storage containers in accordance with Par. 2S of Sect. 12-103.

**B. On non-residentially developed lots:**

- (1) Portable storage containers shall be permitted in all C and I districts, within the commercially developed portions of P districts and on residentially zoned lots that contain non-residential uses when used for the purpose of increasing the storage capacity of the principal use to which it serves. Portable storage containers when used in a manner that constitutes a principal use, such as a storage yard, mini-warehousing establishment, or a motor freight terminal, shall not be subject to the provisions of this Section and shall be subject to the regulations of the district in which they are located.
- (2) Portable storage containers shall not exceed the following:

<b><u>Principal Use Gross Floor Area (Square Feet)</u></b>	<b><u>Maximum Portable Storage Container Size (Square Feet)</u></b>
<u>0 to 9999</u>	<u>320</u>
<u>10,000 to 19,999</u>	<u>640</u>
<u>20,000 to 34,999</u>	<u>960</u>

<u>35,000 to 49,999</u>	<u>1280</u>
<u>50,000 to 74,999</u>	<u>1600</u>
<u>75,000 to 99,999</u>	<u>1920</u>
<u>100,000 to 149,000</u>	<u>2560*</u>

\* Additional portable storage container square footage shall be permitted in increments of 1280 square feet with each additional 50,000 square feet of gross floor area of principal uses. Accordingly, up to 3840 square feet of gross floor area of portable storage container uses shall be permitted with a principal use containing 150,000 square feet of gross floor area and 5120 square feet of portable storage container uses shall be permitted with a principal use containing 200,000 square feet of gross floor area.

- (3) Portable storage containers shall not exceed thirteen (13) feet in height.
- (4) Portable storage containers shall not be located (a) in any minimum required front yard on any lot or (b) in any front yard on any lot containing 36,000 square feet or less. In addition, portable storage containers shall not be located in any minimum required off-street parking, transitional screening, landscape or open space area or within a sidewalk, trail or easement, and such containers shall be subject to the provisions of Sect. 2-505.
- (5) Notwithstanding the fence/wall height limitations of Sect. 10-104, a portable storage container shall be screened by a solid fence, wall or berm eight (8) feet in height, an evergreen hedge with an ultimate height of eight (8) feet and a planted height of forty-eight (48) inches, or an eight (8) foot tall fence, wall, berm and/or landscaping combination when such container is located in any yard that abuts or is located across the street from a residentially zoned or residentially developed property.
- (6) Signage may be provided in accordance with the limitations of Par. 2S of Sect. 12-103.
- (7) Portable storage container placement shall be in compliance with all applicable proffered conditions, development plan, special permit or special exception approvals.
- (8) Parking for the portable storage containers shall be provided pursuant to Article 11 and at the same rate as the principal use associated with the containers.
- (9) Portable storage containers shall not be used for purposes of retail display.

(10) Portable storage containers shall be subject to the provisions of Article 17, Site Plans.

22. Roll-off debris containers, subject to the following limitations:

A. On a lot developed with a single family detached dwelling, one (1) roll-off debris container not exceeding forty (40) cubic yards in volume shall be permitted in any yard as follows:

(1) In conjunction with an active Building Permit provided that the construction work associated with the Building Permit is diligently being pursued; or

(2) In conjunction with the removal of yard debris or materials from a property, when such activity does not require a Building Permit, for a period not to exceed thirty (30) days within any consecutive six (6) month period; and

(3) Shall not be located in any minimum required off-street parking, transitional screening, landscape or open space area or within a sidewalk, trail or easement, and such containers shall be subject to the provisions of Sect. 2-505.

B. On all other lots:

(1) Roll-off debris containers shall not be located in any minimum required off-street parking, transitional screening, landscape or open space area or within a sidewalk, trail or easement, and such containers shall be subject to the provisions of Sect. 2-505; and

(2) Roll-off debris containers shall be in compliance with all applicable proffered conditions, development plan, special permit or special exception approvals.

25. Solid waste and recycling storage containers.

2528. Storage structure, incidental to a permitted use, provided no such structure that is accessory to a single family detached or attached dwelling in the R-2 through R-20 Districts shall exceed 200 square feet in gross floor area. For the purposes of this Article, a storage structure shall not include portable storage containers, roll-off debris containers or solid waste and recycling storage containers.

- **Amend Sect. 10-104, Location Regulations, by revising Par. 11 and adding new Paragraphs 15 and 16 to read as follows:**

11. Solid waste and recycling storage containers, excluding roll-off containers, may be located in any yard, provided that any container located in a minimum front yard shall be located no closer than fifteen (15) feet to a front lot line and shall be screened from view from the abutting street by either plantings or solid fencing. Notwithstanding the provisions of Par. 3 above, the maximum height of such solid fencing shall not exceed one (1) foot above the solid waste and recycling storage containers. In addition, no containers shall be located in any required parking space, driveway, parking aisle, open space or landscaped area.

15. Portable storage containers shall be located in accordance with the provisions of Sect. 102 above.

16. Roll-off debris containers shall be located in accordance with the provisions of Sect. 102 above.

**Amend Article 12, Signs, Part 1, General Provisions, Sect. 12-103, Permit Not Required and Temporary Signs To Include Political Signs, by adding a new Par. 2S to read as follows:**

2. No Fairfax County sign permit shall be required for any of the following signs; however, all other applicable regulations of the Zoning Ordinance and those set forth in Chapters 61 and 102 of the Code of the County of Fairfax, the Virginia Uniform Statewide Building Code, and Chapter 7 of Title 33.1 of the Code of Virginia shall apply to such signs.

S. Signs on portable storage containers shall be subject to the following:

- (1) Any such sign shall only identify the provider of the storage container and shall not include the advertisement of any other product or services.
- (2) An individual portable storage container shall display no more than two (2) signs and no sign shall exceed four (4) square feet in area. When located on a residentially developed lot, the cumulative sign area on all portable storage container(s) shall not exceed four (4) square feet.